

RESOLUTION NO. CR-44-03

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR HOLTON RUN SUBDIVISION LOCATED EAST OF BROADWAY

WHEREAS, on May 27, 2003, the Planning Commission approved the Development Plan Holton Run Subdivision, with the following stipulations:

1. Grove City and Jackson Township boundary lines to be shown on drawings;
2. Sanitary sewer and water main sizes to be shown on drawings;
3. East and west bike path easement should be incorporated into Reserve B easement;
4. Full details and ODOT's approval of turn lanes at RT 62 to be provided;
5. Typical Driveway Turnarounds A and B should have an evergreen hedge along the front and street side of the drive. An example of a typical of a corner lot would be one with landscaping wrapped around the side of the structure;
6. Lots 47 to 50 need a landscape buffer along the rear of these properties, (fencing to be installed at rear of 47 and 50, and alternating the bike path and fencing at rear of 48 and 49);
7. Existing trees along Lot 30 will remain as a buffer along the west and south sides of the property (if necessary, applicant will augment trees);
8. Easement between lots 113 and 114 to be 20' wide;
9. "Christopher Drive" to be shown as Natalie Drive on drawings;
10. Jackson Township Fire Department to review and approve names of proposed streets, turn radius for emergency vehicles, entrance drive width of 18 feet, relocation of hydrants on Hayley Way, Blue Star Way and between lots 110 and 126;
11. Development Text to require in-ground pools to be enclosed by a five foot high aluminum fence.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for Holton Run Subdivision, contingent upon the stipulations set forth by Planning Commission and the following stipulation:

1. The Development Text be amended under General Provisions to include the following statement: "The Developer is required to begin construction of Phase I, as identified on the Development Plan, as the initial phase".

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Denied 7-7-03

Reconsidered 7-21-03

Passed: 8-04-03

Effective: 8-04-03

Attest:

I Certify that this resolution
is correct as to form.

Maria C. Klemack, President of Council

Cheryl L. Grossman, Mayor

Tami K. Kelly

Tami K. Kelly, CMC/AAE, Clerk of Council

Thomas R. Clark, Director of Law

CP-44-03
HOLTON RUN

82.6± ACRES, BETWEEN ORDERS AND HARRISBURG PIKE

GROVE CITY, OHIO

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD – R)

**Homewood Corporation
750 Northlawn Drive
Columbus, OH 43214**

DEVELOPMENT STANDARDS TEXT

(FOR 67.5± ACRES OF SINGLE FAMILY LOTS AND OPEN SPACE)

REVISED July 29, 2003

I. INTRODUCTION:

The Homewood Corporation is submitting this Development Plan application for 67.5+ acres to include single-family lots and open space.

The proposed development shall include single-family homes, condominium homes and open space areas. The site is located along the east side of Harrisburg Pike, south of the Hoover Park Subdivision. A portion of the site abuts properties within Jackson Township (the Southern Grove Subdivision and homes along Mayfair Court and Drive.) The vacant property to the east, owned by FM Management, Guffey and Brown, is currently under review by Grove City for rezoning by Centex Homes.

II. DEVELOPMENT STANDARDS (RESIDENTIAL 67.5 ± ACRES):

Except as noted herein, all single family lots shall meet the Residential District Minimum Requirements for R-1 lots. A minimum of 93% of the lots shall have a frontage of 80' at the building setback line. Eleven lots may have less than 80' of frontage at the building setback line but in no instance shall any lot have less than 75' of frontage or less than 10,000 square feet (See revised plan). Corner lots shall be 90' or greater at the building setback line.

The applicant /owner of the property will commit to the development of the property in accordance with the Development Plan and Text. The development plan will become a part of the resolution and will be subject to variation in accordance with final engineering.

Single Family Architectural Standards:

1. No flat roofs shall be permitted on any residential structure or accessory building.
2. Building height shall not exceed 35'.
3. Fences: Fences or walls shall be constructed of wood, stone or brick only, and in no event shall chain link or other metal or wire fencing be permitted; EXCEPTION: There is an express exception to the prohibition of metal fences. In the case of an approved in ground pool, five foot aluminum or wrought iron/ornamental fences typical of those installed around such pools, shall be reviewed and may be approved by the Design Review Board.
4. Landscaping: A typical landscape plan for the homes shall be submitted to, reviewed, and approved by the City's Urban Forester as part of the Development Plan approval.

5. Lighting: Interior street lighting will be on alternating side of the street. All lighting shall be decorative cut-off, down or up-cast as required by Grove City ordinances. See Plan for details. Mail boxes:
6. Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on the Plan.
7. Square Footages: Homes will have minimum square footages of 1,800 square feet for ranches and 2,000 square feet for two story homes.
8. Materials: Minimum exterior materials shall include but not be limited to:
 - a. Shingles: GAF 25 year three tab
 - b. Siding: Reynolds Easy Street
 - c. Brick: Numerous types
 - d. Gutters: White Alcoa
 - e. Trim: LP Smart Trim
 - f. Entry Door: Therma Tru Builder Series
 - g. Windows: White Silverline
 - h. Garage Doors: Clopay 16' x 7' non-insulated , raised panel
 - i. Soffit and Fascia: LP Smart Trim
 - j. Flashing: 16 Gauge Apron Flashing
9. Diversity. In order to prevent excessive duplication of any particular home style, no home having the same house plan and same elevation may be built with less than two lots between them or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side or directly across the street. Home siding colors cannot be repeated side-by-side.
10. Bike Paths: A north/south and east/west bike path system has been incorporated into the Final Development Plan. Construction of the Bike Path on Reserve "A" shall be constructed as part of Phase II of the project.

Off site Improvements:

A project entry sign shall be located along Harrisburg Pike. In addition, the developer has agreed to cooperate with the City of Grove City to design, locate and incorporate a "Welcome to Grove City" sign along Harrisburg Pike. The proposed sign(s) shall be located so as not to obstruct views to vehicular traffic or inhibit access to the property. This entry feature, along with approximately 500' of landscaped and irrigated boulevard, shall be installed by the developer with some monetary contribution by Grove City. All other signage shall comply with the City of Grove City ordinances. Construction of these off site improvements shall be completed in Phase I as indicated on the Development Plan.

Landscaping:

1. All landscaping shall comply with the regulations of the City of Grove City Development Procedures.
2. Street Trees shall be provided in accordance with Chapter 1136 of the City of Grove City Development Procedures.
3. No stockade type fencing is permitted.

Roads and Circulation:

1. One point of ingress/egress shall be provided from Harrisburg Pike. This road shall be developed as a boulevard for approximately 500 feet into the site.
2. In addition, this development shall connect to the two-stub streets (Haley and Edgerton) platted in Hoover Park. Furthermore, it is the City's desire that within Hoover Park, the proposed Hoover Park Drive connection to Harrisburg Pike be redesigned and re-platted as a cul-de-sac. The developer is agreeable to this once rezoning for this parcel has been completed. The proposed access from this development, Holton Run, to Harrisburg Pike provides a superior point of access and allows for the extension of the Collector Road, west of Harrisburg Pike, for future connection with intersection of Rensch and Demorest Roads.
3. Per the request of the Jackson Township Fire Department, two stub streets shall be required to connect with Southern Grove as indicated on the Preliminary Development Plan. These stub streets shall be required to have bollards installed at their terminus. These bollards may be removed by the Fire Department in case of an emergency.
4. Additional points of ingress and egress are identified on the Final Development Plan.
5. All lots with direct access to the Collector Road (Demorest Drive) shall be required to provide a turnaround. This turnaround is intended to provide an area for residents to maneuver on their lot, and safely enter the Collector Road (Demorest Drive) without requiring them to back onto it. The turnaround shall be designed per the detail in the Development Plan.

III. Open Space:

1. Approximately 5.7 acres of the site acreage shall be maintained as open space by the Homeowners Association.

2. These 5.7 acres are located within several reserve areas. Within Reserve A (the condominium area to be developed at a later date) is a woodlot located in the northeast portion of the property. Reserves B (4.2 ± acres) and E (1.1 ± acres) will contain newly created retention ponds that will serve as storm water management areas with walking paths. Reserves C (.5 ± acres) and D (.2 ± acres) are located along either side of the entry boulevard.
3. Reserve B shall provide a pedestrian path that extends to Southern Grove Drive. A 2-rail split rail fence, backed with black welded wire mesh shall be installed.
4. All attempts will be made to preserve existing trees and vegetation along the shared property edge where grading and drainage permit.

IV. RESERVE "A" (14.5 ± ACRES):

A separate Development Text shall be submitted and approved by City Council prior to the issuance of a building permit within this 14.5 ± acre tract. The applicant/developer would however, like to make the following commitments at this time in regards to any future condominium development in the this Reserve. The developer applicant is committing to fully incorporate the Zoning Text of Ord. C-51-03 which includes but is not limited to specific square footage minimums for different types of units and all two car attached garages.

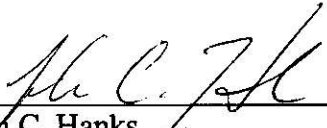
V. GENERAL PROVISIONS:

1. The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.
2. Homeowner Association responsibilities: A homeowners association will be formed for the entire 67.5 ± acre site prior to ±90% of the lot closings. The Association's responsibilities will include the maintenance of all common areas not owned by the City including, but not limited to, entrance features, landscaping and the maintenance and care of reserves as set forth on the Development Plan.
3. The following accessory structures are prohibited:
 - a. Above ground pools
 - b. Antennas
 - c. Satellite dishes over 24" in diameter
 - d. Outdoor storage units/utility sheds
- *4. The Developer is required to begin construction of Phase I, as identified on Development Plan, as the initial phase.

PENALTY

Violation of any of the above shall be deemed a violation per the provisions of Section 1131.99 of the Codified Ordinances.

Applicant, or itself, its successors and assigns, including successors owners of the Property, do hereby agree to abide by the above restrictions and conditions contained in this Test.



John C. Hanks
General Counsel/Secretary
Homewood Corporation

7/30/03
Date

Approved:

Richard L. Stage
City Administrator

Date